

**PUBLIC MEETING**  
**February 18, 2003**

Chair Anita Varone called the meeting to order at 9:00 a.m. Commissioners Mike Murray and Ed Tinsley were present. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, Carole Byrnes, Frank Rives, Mike McHugh, Lowell Hanson, Harold and Delores Juedeman, and Jerry Shepherd.

Pledge of Allegiance. Everyone recited the pledge.

Proposed Subdivision, Summary Review to be Known as Juedeman Minor Subdivision.

The applicants proposed to create an approximate five-acre residential lot from a 4,000+-acre ranch (Canyon Cattle Company) for their own use. The proposal is generally located 3/5 of a mile north of Craig on the west side of I-15. The Commissioners will also consider applicants' variance from county road standards for road construction. The applicants, Harold and Delores Juedeman, were present and indicated their willingness to proceed. Frank Rives presented the staff report. The subject proposal has moderately steep slopes and steep minor drainages. The soil is identified as statewide importance and the tract would be surrounded by agricultural uses. The applicants would need to have their septic permit reviewed and approved by DEQ. The access road, Canyon View Drive, does not meet county subdivision regulations regarding right-of-way width and approved surface width but the applicant has requested a variance from county standards. The county should determine whether Canyon View Drive is a private or a public road in order to meet the legal access. The applicant would need to provide proof that the road is a public access easement or take steps to declare the road a public access easement. No comment was received by the Wolf Creek-Craig FSA, but staff will contact them regarding their requirements. Staff recommends approval of the proposed subdivision subject to 11 conditions as outlined in the staff report.

Harold Juedeman addressed the public access portion of the proposal. The road coming through what is now Dearborn Ranch Company is a public road and any adjacent landowners have access to that road. Once the road reaches the fence onto his property then the right of way belongs to the Canyon Cattle Company and would need an easement from the Canyon Cattle Company to go to the homesite.

Lowell Hanson, Engineer/Surveyor with Northland Engineering and Surveying. Mr. Hanson has been working with the applicants on this proposal. He has the right of way records for this access road but it does not explain the status of the road maintenance. The right of way for the road was purchased by MDT. The right of way is adequate for the required road surface does not see a need for a variance. The proposal would meet all state and county requirements regarding the wastewater treatment and water supply.

Hearing no other comments, the public hearing is closed.

The Commission asked the applicant if he would be willing to extend the review period

to next Wednesday and render a decision next Tuesday to allow staff and the Commission to obtain right of way information and requirements from the fire department. At the request of the Commission Mr. Juedeman agreed to extend the review period to next Wednesday.

Commissioner Murray move to extend the review period to Wednesday and render a final decision Tuesday, February 25, 2003 at 9:00 a.m. Commissioner Tinsley seconded the motion and it carried unanimously.

Request for a One-Year Extension of Preliminary Plat Approval for the Lowe Tracts 3 Major Subdivision. Michael McHugh reported that the applicant, Ann E. Pierce, requested a one-year extension to February 7, 2004 to allow additional time to complete the road surfacing which has been delayed due to inclement weather. Commissioner Tinsley moved to grant a one-year extension of preliminary plat approval to February 7, 2004. Commissioner Murray seconded the motion and it carried unanimously.

Final Plat Approval and Signature for the Rust Minor Subdivision. Frank Rives reported the applicant Cheryl Rust completed all of the conditions of approval and the property taxes have been paid. Staff recommended approval of the final plat. By consensus, the Commissioners agreed to sign the final plat after the meeting.

There was no other business and the meeting adjourned at 9:40 a.m.